

REPLACEMENT SHEET

1000

DDS

Real Estate

Parameters Details Probability

Digital Deal Screen

Deal Parameters

Evaluation Date	<input checked="" type="checkbox"/> Use Current Date <input type="button" value="Set"/>
Deal Name	Denver Office CMBS
Market	Denver
Product Type	CMBS
Collateral Type	Mixed
Collateral Subtype	Office
Notes	General Office

Market Hurdle

Next >>

Print PDF Export Help
[Denver Office CMBS version 1]

FIG. 10

REPLACEMENT SHEET

1105

Collateral Type (Pull Down Menu)	Collateral Type (for market hurdle)
Office - CBD (Class A)	Office
Office - CBD (Class B)	Office
Office - Suburban (Class A)	Office
Office - Suburban (Class B)	Office
Multifamily - Class A	Multifamily
Multifamily - Class B	Multifamily
4/5 Star Mobile Home	Multifamily
3 Star Mobile Home	Multifamily
Grocery/ Drug Store	Retail
Community Center	Retail
Power Center	Retail
Regional Mall	Retail
Industrial - Class A	Industrial
Industrial - Class B	Industrial
Self-Storage	Industrial

FIG. 11A

1110

Product Type	Product Type (for market hurdle)
On-book Debt, S/T, fixed rate	Debt, S/T
On-book Debt, S/T, floating rate	Debt, S/T
On-book Debt, L/T, fixed rate	Debt, L/T
On-book Debt, L/T, floating rate	Debt, L/T
CMBS (fixed rate)	Debt, L/T
CMBS (floating rate)	Debt, L/T
Equity, S/T	Equity, S/T
Equity, L/T	Equity, L/T

FIG. 11B

REPLACEMENT SHEET

1200

Probability

Parameters		Details
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Digital Deal Screen Deal Details		
Driver		
Deal Detail		
Amortization: 30 year amortization Term: 10 years Final Purpose: Purchase, > 20% equity Escrows: Tax and insurance escrows Replacement Rate: \$0.20 per SF or more Defeasance/VM: Yield maintenance Lockbox: Lockbox Interest Only: No interest only period		
Asset Specific		
Property Class: A Tenant Profile: Multiple tenants Location: MSA population: > 250,000 Lease Provision: 50% of leases expire in any 3-year period Parking: Suburb - on-site (3.5 per 1000 SF)		
Details		
Loan Size: \$10,000,000 Spread (bps over index): 250 NOI after Replacement Reserves: \$1,700,000 CF before Debt Service: \$1,500,000 Cap Rate: 9.5%		

FIG. 12

REPLACEMENT SHEET

1300
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Deal Purpose	Price Impact	Proceed Impact	Deal Impact
Purchase, <5% equity	10	0%	0
Purchase, 5-9.9% equity	0	0%	0
Purchase, 10-20% equity	0	0%	0
Purchase, >20% equity	-10	0%	0
Refinance, 0-5% equity	10	0%	0
Refinance, 5-10% equity	0	0%	0
Refinance, 10-20% equity	0	0%	0
Refinance, >20% equity	-10	0%	0
Cash out	20	0%	0
Deserved cash out (no penalty)	0	0%	0

FIG. 13

REPLACEMENT SHEET

1400

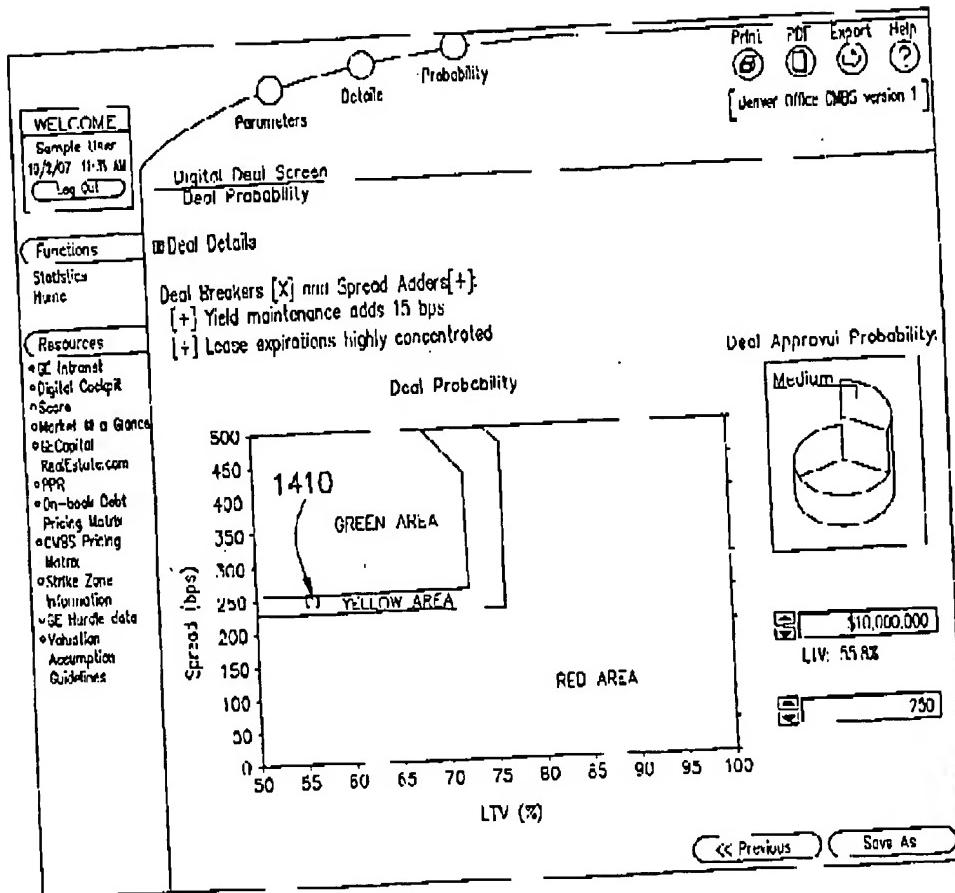


FIG. 14